

Proposed Amendment to Leasehold Agreement and Lease
with Charles River Park Shopping Center Associates, Inc.
June 3, 1964

VOTED: that the Leasehold Agreement dated March 2, 1960 between the Boston Redevelopment Authority and Charles River Park, Inc. be amended by striking out Section 302 as it appears on page 8 of the said Leasehold Agreement and by inserting in place thereof the following:

Section 302: Approval of Redeveloper's Plans.

(a) The Redeveloper shall submit to the Authority before the beginning of the lease term of Delivery Parcel 1A general plans and general specifications for development operations in the residential portions of the project area consistent with Part B (Planning Proposals) of the Land Assembly and Redevelopment Plan. Such general plans and general specifications shall include, among other things, a site plan, the number of dwelling units to be built, and the general types of buildings and parking structures to be built. The Authority shall review said plans and specifications and shall approve or disapprove the same, setting forth in detail any grounds for disapproval. The plans and specifications shall include such elevations and perspectives as may be necessary to show the architectural character and design of the improvements and their relationship to the improvements to be constructed. If no grounds of disapproval are delivered in writing to the Redeveloper within thirty (30) days of the submission or re-submission of said plans and specifications, said plans and specifications shall be deemed approved. In the event of a disapproval, the Redeveloper shall make a re-submission of said plans and specifications with a view to meeting the Authority's grounds of disapproval and the Authority shall review such re-submission in the manner above provided for.

(b) In the event the Redeveloper changes the aforesaid general plans and specifications with respect to any delivery parcels with which it is subsequently to become vested with possession, the Redeveloper shall submit such changes for the approval of the Authority within at least three (3) months before the beginning of the lease term of such delivery parcel. The Authority shall review the submission of such changes in general plans and specifications in the manner prescribed in paragraph (a) of this Section 302.

(c) With respect to delivery parcels marked for commercial use, the Redeveloper shall submit general plans and specifications for development operations on the delivery parcel concerned at least three (3) months before the beginning of the lease term of such delivery parcel. The Authority shall review such plans in the manner prescribed by paragraph (a) of this Section 302.

(d) Within one hundred fifty (150) days after the preliminary plans and outline specifications are approved or deemed approved by the Authority, the Redeveloper shall submit to the Authority final plans and specifications prepared by the Architect in accordance with the previously approved preliminary plans and specifications, the Redevelopment Plan and this Agreement.

The Authority shall review the final plans and specifications for conformity with the preliminary plans and specifications, the architectural character and

design of the improvements, the Redevelopment Plan and this Agreement, and shall promptly notify the Redeveloper of its approval or disapproval in writing, setting forth in detail any grounds for disapproval. If no grounds of disapproval are delivered in writing to the Redeveloper within thirty (30) days after the submission of the final plans and specifications, or any resubmission thereof as hereinafter provided, such plans and specifications shall be deemed approved.

In the event of a disapproval, the Redeveloper shall, within thirty (30) days after the date the Redeveloper receives the written notice of such disapproval, resubmit the final plans and specifications altered to meet the grounds of disapproval. The resubmission shall be subject to the review and approval of the Authority in accordance with the procedure hereinabove provided for an original submission, until final plans and specifications shall be approved by the Authority; provided, however, that the Redeveloper shall submit final plans and specifications which meet the requirements of this subsection and the approval of the Authority within eight (8) months after approval of the preliminary plans and outline specifications.